

“STREET-SCAPE” SUMMARY

Corridor Width

- Adopts design standard, dimensioned **cross-section** and location of utilities, sidewalks, and landscaping for arterial streets.
- Accommodates the **addition of future traffic lanes**. 70 feet from centerline to accommodate right turn lanes and 60 feet on the opposite side.

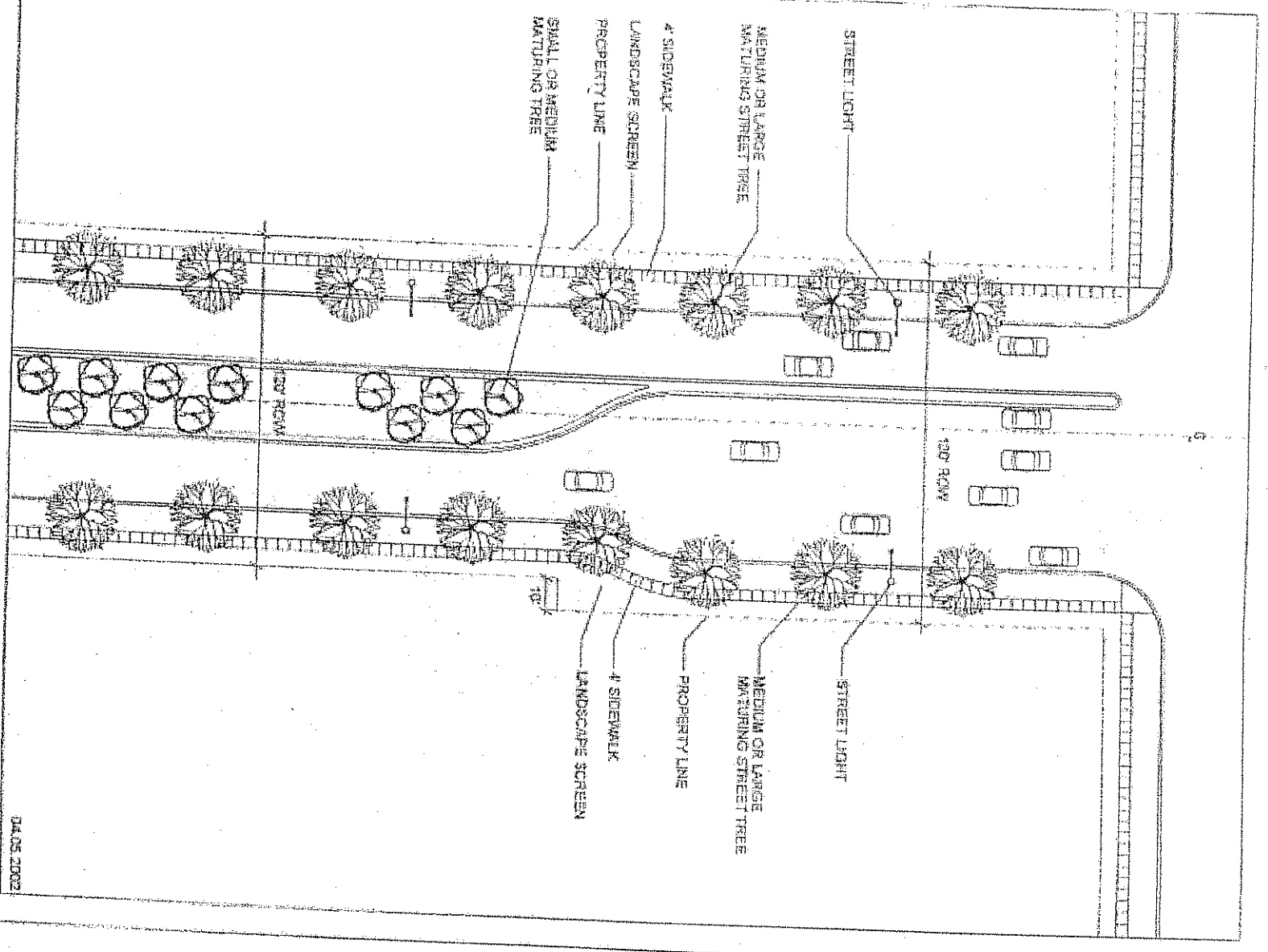
Flexibility For Private Development Adjacent to Corridors

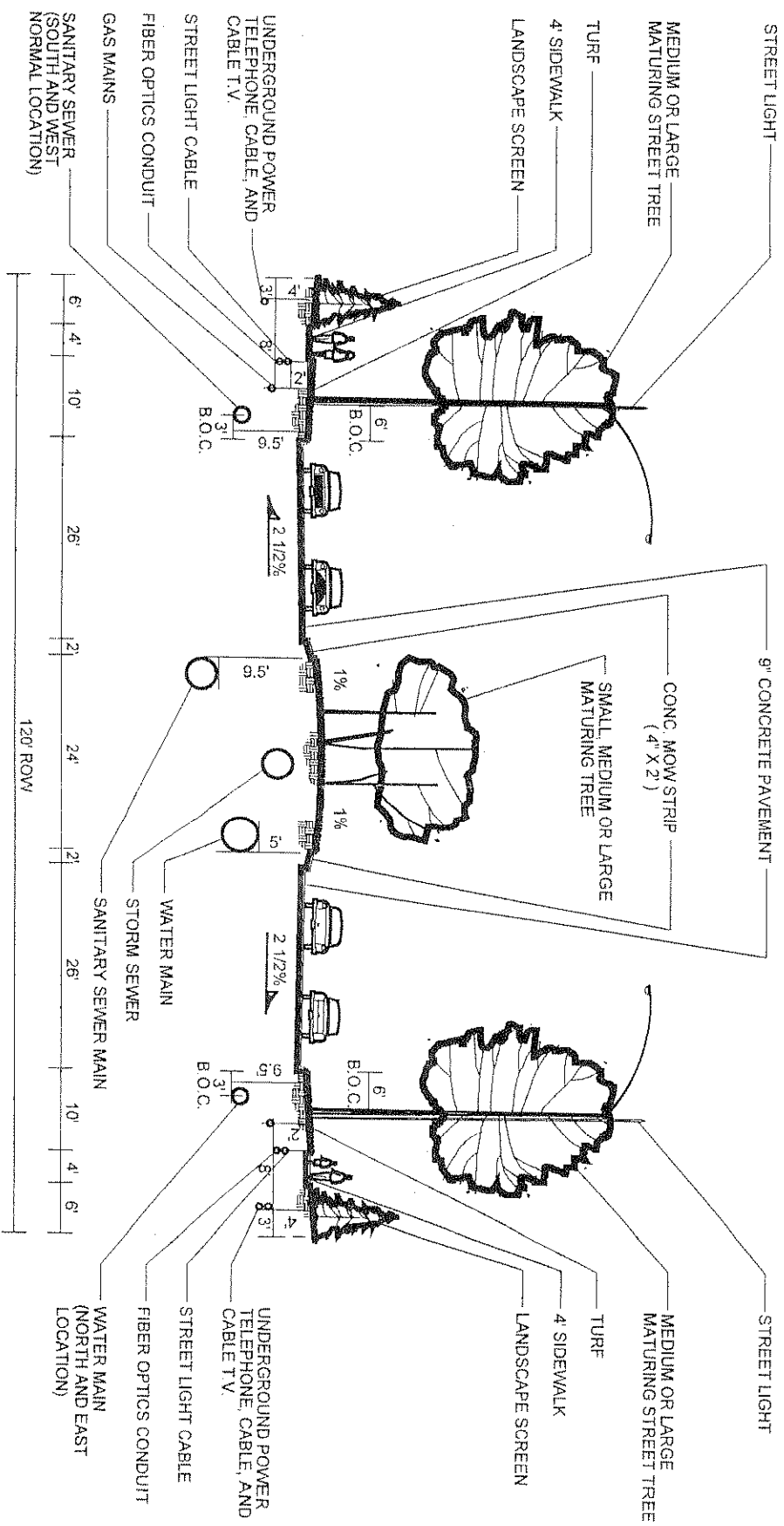
- Adds **provision for reducing front yards** by distance corresponding to ROW width in the B-2, B-5, H-4, and I-3 zoning districts. (From 50 feet to 40 feet or 100feet from centerline whichever is less)

Street Trees & Landscape Screening

- Provides for street trees to be planted **between the curb and sidewalk** along streets, with adequate ROW, rather than on private property.
- Modifies existing requirement for landscape screening along residential properties abutting arterials, I-80, I-180: **fences may not be used as the only material** to meet the requirement; landscape materials must accompany the fences. (see pages 6-11 of Chapter 3.50, “*Design Standards for Screening and Landscaping*”).
- Requires a 6 foot minimum landscaped area along all major streets and streets across from residential districts to soften the appearance of auto display lots and screen parking lots, applicable to all older commercial and industrial districts. (At the discretion of Planning Director standards can be modified)
- Increases **screening requirements for parking lots** (At the discretion of Planning Director standards can be modified):
 - Eliminates reduction in screening when parking lots have additional setbacks
 - Increases density of screen in front yard from 60% to 90%
- Increases **tree canopy in parking lots** (At the discretion of Planning Director standards can be modified)
 - Adds additional deciduous trees in parking lot. Increase the ratio of parking lot trees from 1 per 10,000 sq ft. to 1 per

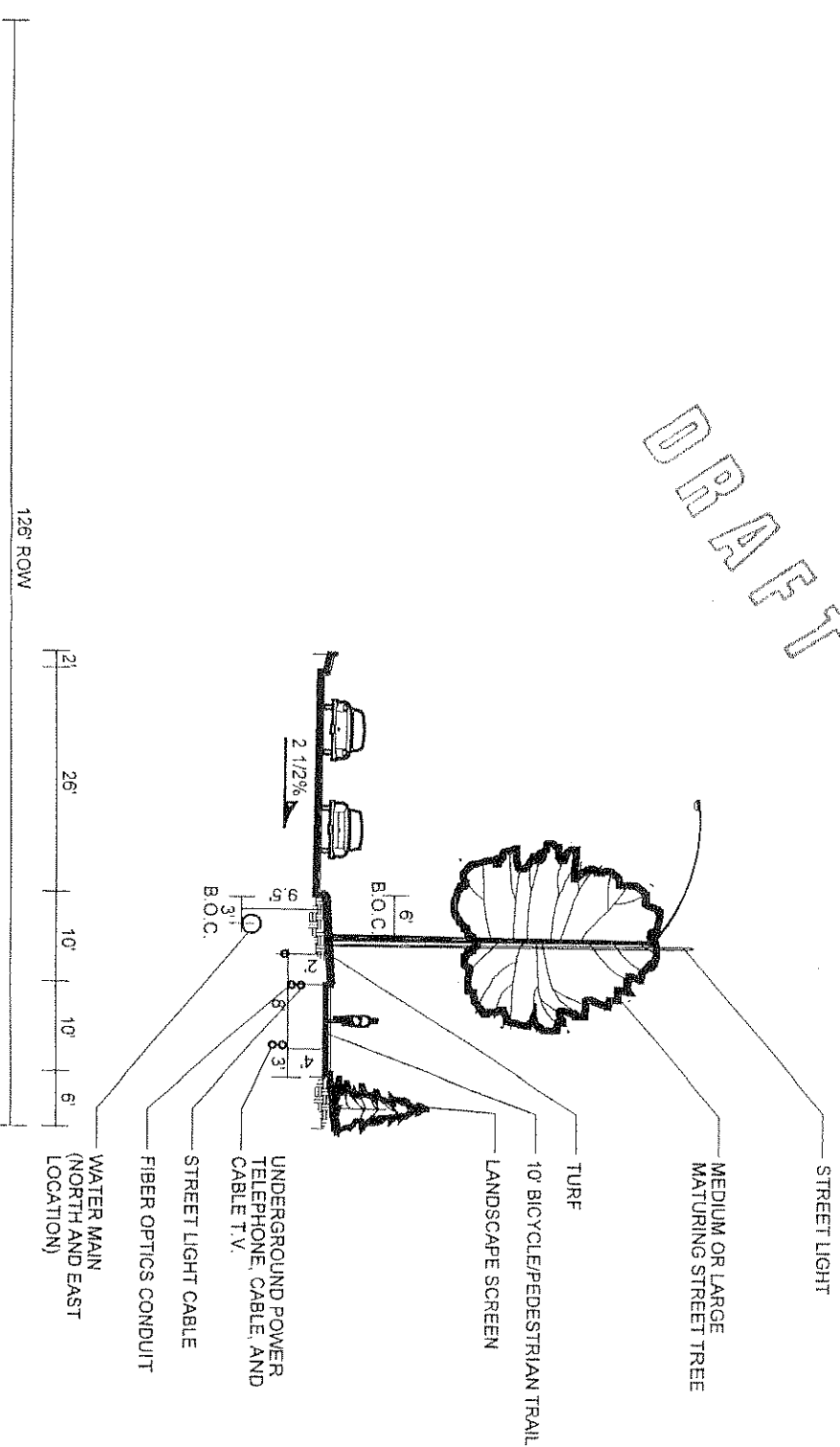
FIGURE S-8. STANDARD FOR ARTERIAL STREETS 120' OR MORE IN WIDTH (PLAN VIEW)



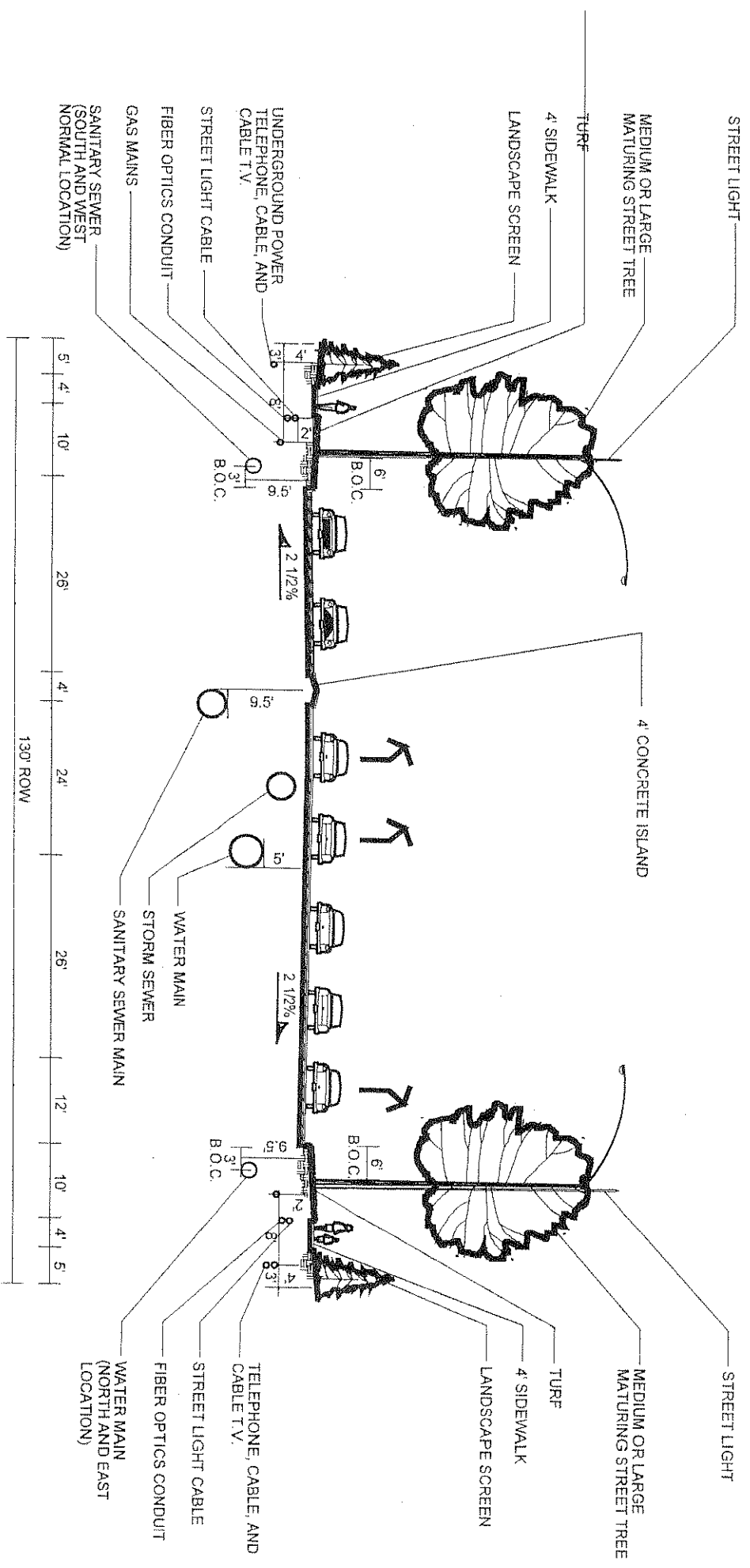


STANDARD PUBLIC WAY CORRIDOR (120')

DRAFT

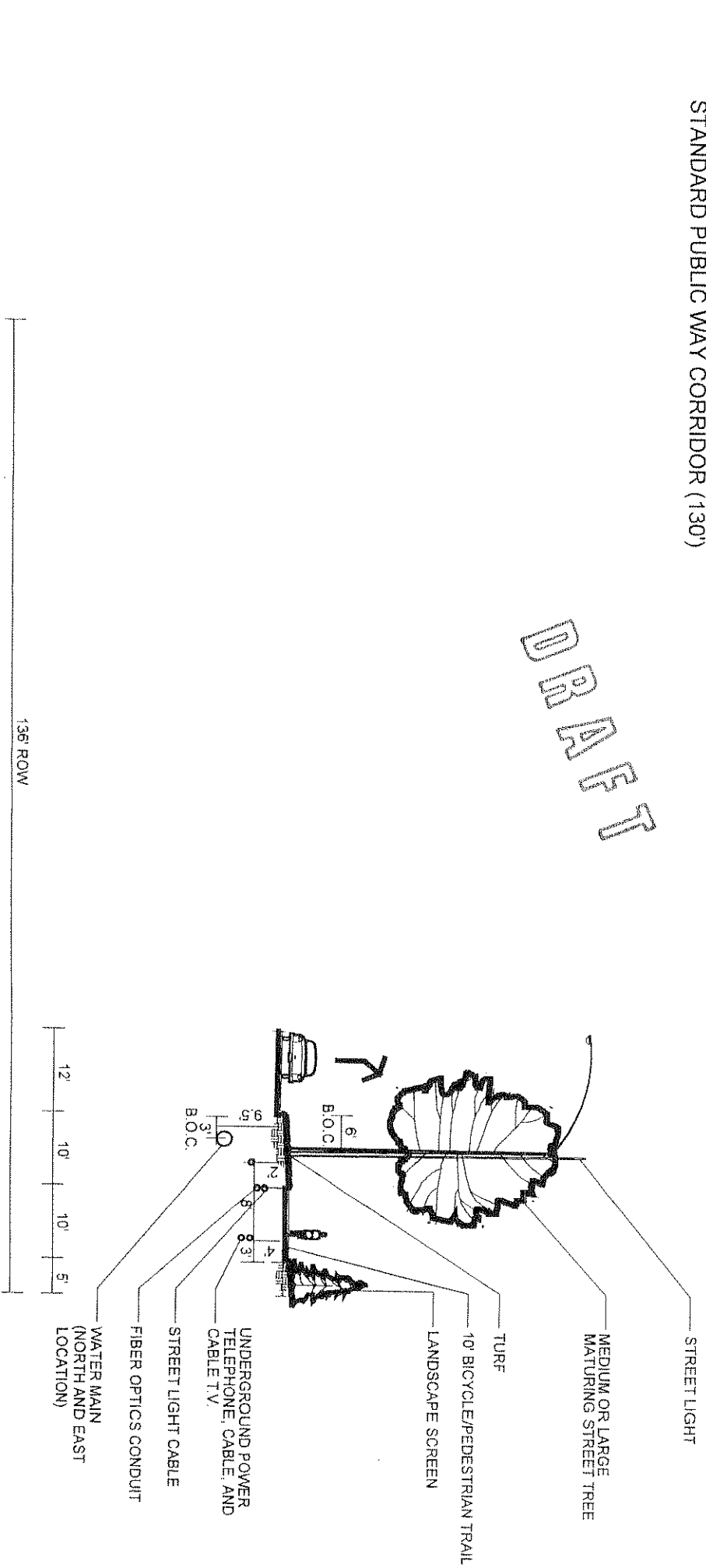


STANDARD PUBLIC WAY CORRIDOR WITH TRAIL (126')



STANDARD PUBLIC WAY CORRIDOR (130')

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STANDARD PUBLIC WAY CORRIDOR WITH TRAIL (136')